

AGENDA
ZONING REVIEW BOARD
NOVEMBER 10, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

CONTINUED CASE:

Z-05-16-An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2217 Browns Mill Road and 406 E. Rhinehill Road, S. E.**, Property fronting approximately 163 feet on the west side of Browns Mill Road and approximately 173 feet on the north side of East Rhinehill Road. Depth: varies. Area: 7.10 acres. Land Lot 38, 14th District, Fulton County, Georgia.

OWNER: DAMON BOSWELL

APPLICANT: CROWN AMBASSADOR PROPERTIES, LLC

NPU-Z NPU is in agreement with the Neighborhood's decision to approve the application with conditions

COUNCIL DISTRICT 1

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

NEW CASES:

Z-05-105-An Ordinance to rezone from the RG-2 (Residential General-Sector 2) and R-3 (Single-family Residential) Districts to the RG-2/SPI-12 (Residential General-Sector 2/Buckhead/Lenox Stations Public Interest) Districts and R-3/SPI-12 (Single-family Residential/ Buckhead/Lenox Stations Public Interest) Districts, property located at (Tract 1) **3626 Peachtree Road (rear), 3693 and 3715 Wieuca Road and (Tract 2) 3700 -3714 Peachtree Dunwoody Road, N.E.**, fronting (Tract 1) approximately 98 feet on the north side of Peachtree Road and 400 feet on the east side of Wieuca Road, beginning at the northeast corner of Peachtree and Wieuca Roads, and approximately 400 feet from the northeast corner of Peachtree and Wieuca Roads and (Tract 2) fronting approximately 300 feet on the west side of Peachtree Dunwoody Road, beginning approximately 477 feet from the northwest corner of Peachtree Dunwoody Road and Peachtree Road. Depth: varies. Area: (Tract 1: 5.5 acres; Tract 2: 2.96 acres) Land Lot 44, 17th District, Fulton County, Georgia.

BY: COUNCILMEMBER HOWARD SHOOK

NPU: B APPROVAL COUNCIL DISTRICT 7

STAFF RECOMMENDATION APPROVAL

ZRB RECOMMENDATION APPROVAL

U-05-30-An Ordinance granting (Section 16-11.005 (1) (d) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for an Amusement Arcade and Game Room, property located at **3800 Roswell Road, N.E.**, an existing building, located on a larger parcel fronting approximately 300 feet on the west side of Roswell Road and approximately 479 feet on the south side of LeBrun Road. Depth: varies. Area: .6.013 acres. Land Lot 97, 17th District, Fulton County, Georgia

OWNER: REGENCY CENTERS, L.P.

APPLICANT: CEC ENTERTAINMENT, INC.

NPU-B APPROVAL COUNCIL DISTRICT 8

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION APPROVAL-CONDITIONAL

U-05-32-An Ordinance by Zoning Committee granting (Section 16-07.005(1)(g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Nursing Home, property located at **556-560 St. Charles Avenue, NE and 573 St. Charles Way (rear)**, fronting approximately 100 feet on the south side of St. Charles Way and 100 feet on the north side of St. Charles Avenue.

Depth: Approximately 200 Feet. Area: .459 Acre. Land Lot: 248, 17th District, Fulton County, Georgia

OWNER: 560 ST. CHARLES AVENUE, LLC.

APPLICANT: FACILITY INVESTMENTS, LLC D/B/A WESTMINSTER COMMONS

NPU-E **DENIAL** COUNCIL DISTRICT 6

STAFF RECOMMENDATION APPROVAL CONDITIONAL OF TRACT 1

DENIAL OF TRACT 2

ZRB RECOMMENDATION DENIAL

Z-05-91-An Ordinance to rezone property from the C-1 (Community Business) District and R-5 (Two-Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **1950 Dekalb Avenue, S.E. and 255 Southerland Terrace, S.E.** fronting approximately 219 feet on the east side of Southerland Terrace and 200 feet on the north side of Dekalb Avenue. Depth: varies. Area: .97 acres. Land Lot 211, 15^h District, Dekalb County, Georgia.

OWNER: DEKALB AVENUE PROPERTIES, LLC/WARREN HOWARD

APPLICANT: JOHN K. LITTLE

NPU-N **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION APPROVAL

ZRB RECOMMENDATION APPROVAL

Z-05-93-An Ordinance to rezone property from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, located at **2999 Humphries Drive, S.E. and the rear of 253 Susy Griffin Road, S.E.** and to amend Ordinance 04-O-1641 adopted by the City Council on December 6, 2004 and signed into law by the Mayor on December 10, 2004, which rezoned property from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District for the purposes of a site plan amendment. Property to be rezoned fronts approximately 361 feet on the west side of Humphries Drive and approximately 388 feet on the south side of Susy Griffin Road. Property is also approximately 100 feet south of the street frontage of the parcel addressed as 253 Susy Griffin Road and contains 4.15 acres. Total acres to be rezoned is 7.57 acres. Depth: varies. Total overall area: 30.73 acres. Land Lots 35 and 62, 14th District, Fulton County, Georgia.

OWNER: BROWNS MILL PROPERTIES, LLC.

APPLICANT: BROWNS MILL PROPERTIES, LLC.

NPU-Z **APPROVAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION APPROVAL-CONDITIONAL

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Z-05-98-An Ordinance to rezone property from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, located at **1734, 1742, 1748, 1754, 1762 and 1770 Moores Mill, N.W**, fronting approximately 485 feet on the southeasterly side of Moores Mill Road and approximately 60 feet east from the intersection of Ridgemore Road and Moores Mill Road. Depth: varies. Area: 4.04 acres. Land Lot 220, 17th District, Fulton County, Georgia.

OWNERS: MARSHA S. NEY, JUDITH R. BROWN, PAUL AND CAROL DARMER, LARRY THREADGILL, BRANDT HERDNON AND PATRICIA B. MARTIN

APPLICANT: JIM BROWN

NPU-C **DENIAL**

COUNCIL DISTRICT 9

STAFF RECOMMENDATION

DENIAL

ZRB RECOMMENDATION

60 DAY DEFERRAL-JANUARY 2006

DEFERRED CASES:

Z-05-102-An Ordinance by Councilmember Howard Shook to amend Section 16-18L.006 of the City of Atlanta Zoning Code by adding a new Sub-Section 16-18L.006(2) (c) allowing shared access and parking between Mixed Use Developments and Churches in the SPI-12 Buckhead/Lenox Stations Special Public Interest District; and for other purposes.

BY COUNCILMEMBER HOWARD SHOOK

NPU-B **APPROVAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION **APPROVAL**

ZRB RECOMMENDATION **APPROVAL**

Z-05-44 – An Ordinance to rezone from PD-OC/SPI-12 (Planned Development-Office Commercial / Buckhead/Lenox Station Special Public Interest) District to the O-I-C/SPI-12 (Office Institutional-Conditional / Buckhead/Lenox Station Special Public Interest) district, property located at **3630 Peachtree Road and 3690 Peachtree Dunwoody Road, N.E.** fronting approximately 232.40 feet on the north side of Peachtree Road and approximately 648 feet on the west side of Peachtree Dunwoody Road. Property is located at the northwest intersection of Peachtree Road and Peachtree Dunwoody Road. Depth; varies; Area: 3.98 acres; Land Lot 44 17th District, Fulton County, Georgia.

OWNER: MILLENIMUM BUCKHEAD ASSOCIATES, LLC.

APPLICANT: MILLENIMUM BUCKHEAD ASSOCIATES, LLC.

NPU-B **APPROVAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION **APPROVAL-CONDITIONAL**

Z-05-45 – An Ordinance to rezone from R-3 (Single-family Residential) District to O-I (Office - Institutional) District, property located at **3700 and 3706 Peachtree Dunwoody Road, N.E.** fronting approximately 220 feet on the west side of Peachtree Dunwoody Road and approximately 477 feet north of the intersection of the Peachtree Road and Peachtree Dunwoody Road. Depth; varies; Area: 2.195 acres; Land Lot 44 17th District. Fulton County, Georgia.

OWNER: WIEUCA ROAD BAPTIST CHURCH

APPLICANT: WIEUCA ROAD BAPTIST CHURCH

NPU-B **APPROVAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION FILE

ZRB RECOMMENDATION FILE

Z-05-62-An ordinance to rezone property from the R-4A (Single family Residential) District and C-1 (Community Business) District to the PD-MU (Planned Development-Mixed Use), property located at **2000-2015 Bolton Road, N.W.** fronting approximately 400 feet on the north side of Bolton Road. Depth: varies. Area: approximately 2.781 acres. Land Lots 252 and 256, 17th District, Fulton County, Georgia.

OWNER: ALAN JOEL

APPLICANT: ALLEN HOSS

NPU-D **APPROVAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION APPROVAL-CONDITIONAL

Z-05-68-An Ordinance to rezone from the R-4 (Single family Residential) District to the PD-H (Planned Development-Housing) District, property located at **4290 Bakers Ferry Road, S.W.,** fronting approximately 1665 feet on the south side of Bakers Ferry Road and approximately 505 feet on the east side of Dollar Mill Road. Depth: varies. Area: approximately 20.47 acres. Land Lot: 50. 14th ff District, Fulton County, Georgia.

OWNER: BARBARA GORANSON

APPLICANT: SEATON GRANT SHEPHERD

NPU-H **DENIAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION 60 DAY DEFERRAL-JANUARY 2006

Z-05-69-An Ordinance to rezone from the R-4 (Single family Residential) District to the PD-H (Planned Development-Housing) District, property located at **4311 Bakers Ferry Road, S.W.,** fronting approximately 905 feet on the north side of Bakers Ferry Road. Depth: varies. Area: approximately 15.56 acres. Land Lot: 50. 14th ff District, Fulton County, Georgia.

OWNER: BARBARA GORANSON

APPLICANT: SEATON GRANT SHEPHERD

NPU-H **DENIAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION 60 DAY DEFERRAL-JANUARY 2006

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Z-05-72-An Ordinance to rezone from the R-3 (Single family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **3585, 3591 and 3599 Roxboro Road, N.E.**, fronting approximately 212.31 feet on the east side of Roxboro Road and approximately 221.71 feet on the north side of Eulalia Road. Property is located at the northeast intersection of Roxboro and Eulalia Roads. Depth: varies. Area: 1.28 acres. Land Lot 9. 17th District, Fulton County, Georgia.

OWNERS: GRACE A GOSSETT C/O LARRY W. DOOLEY
AND LOUISE A. CASH

APPLICANT: GRACE DEVELOPMENT CORPORATION

NPU-B NO RECOMMENDATION COUNCIL DISTRICT 7

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION CONTINUED TO NOVEMBER 14, 2005

END OF AGENDA